

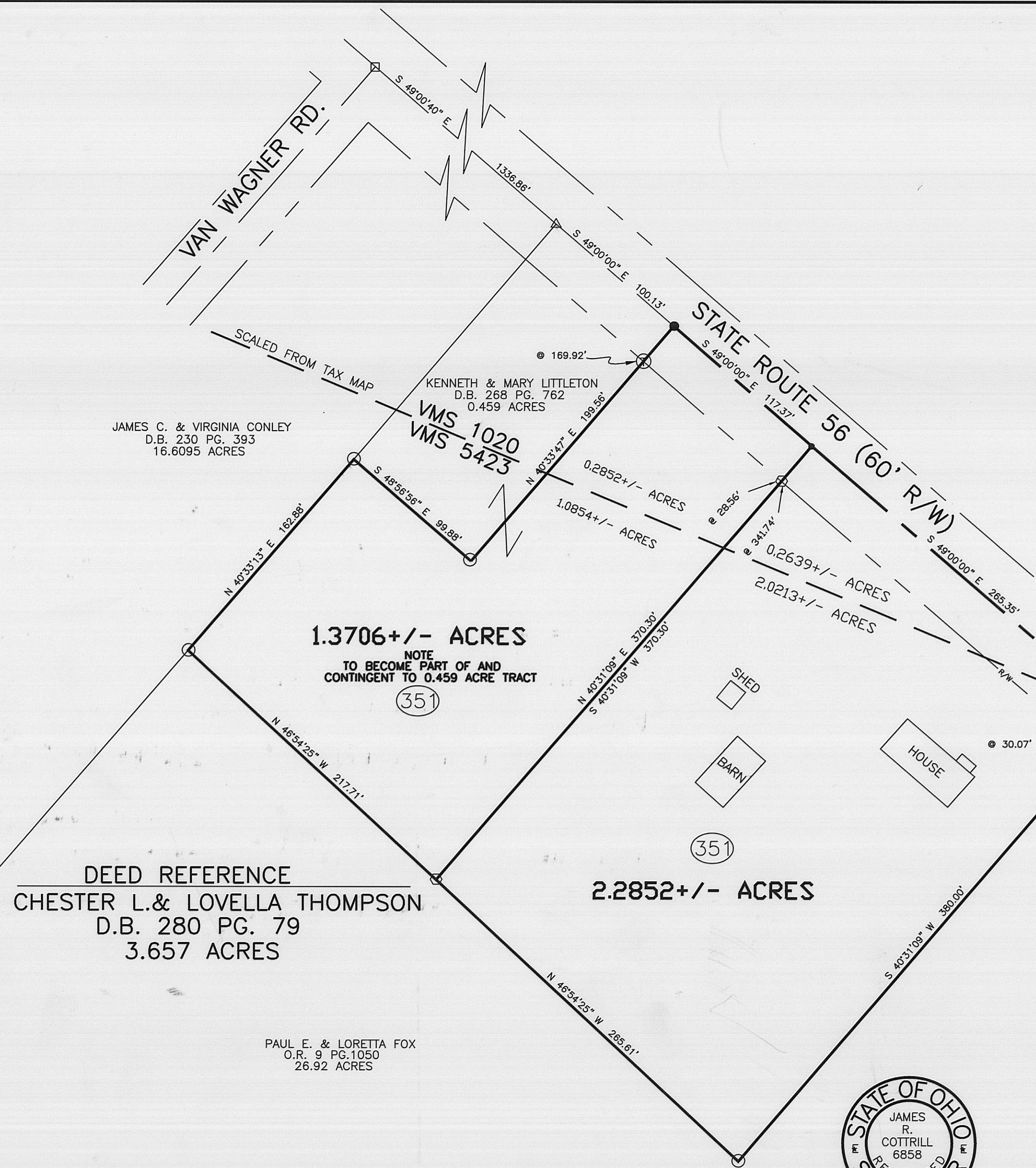
BEARINGS BASED ON THE C OF
S.R. 56 (S49°00'E) AS DESCRIBED
IN DB 280 PG 79

LEGEND

- 3/4" IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR (FOUND)
- MONUMENT BOX (FOUND)
- RAIL ROAD SPIKE (SET)
- MAG. NAIL (SET)
- △ PK NAIL (FOUND)
- ⊙ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

(351) MAP NUMBER



DEED REFERENCE
CHESTER L. & LOVELLA THOMPSON
D.B. 280 PG. 79
3.657 ACRES

JAMES C. & VIRGINIA CONLEY
D.B. 230 PG. 393
16.6095 ACRES

KENNETH & MARY LITTLETON
D.B. 268 PG. 762
0.459 ACRES

PAUL E. & LORETTA FOX
O.R. 9 PG. 1050
26.92 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 9-28-98

JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

SURVEY OF 1.3706± & 2.2852± AC.,
VMS 1020 & 5423, OAK RUN TWP,
MADISON CO., STATE OF OHIO.
SURVEYED FOR KENNETH LITTLETON

DATE DRAWN: 9-22-98	SCALE : 1" = 50'	CREW: JJ, MW
JOB # S980914	50' 25' 0 50'	DWN. BY: JJ
F. B. # 20		CK. BY:

The following described 2.2852 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 1020 and 5423, and being part of a 3.657 acre tract conveyed to Chester L. and Lovella Thompson by deed book 280 page 79 and being more particularly described as follows;

Beginning at a PK nail found in the centerline of State Route 56 (60 foot right-of-way) said PK nail being in the eastern most corner of said 3.657 acre tract and corner to a 26.92 acre tract conveyed to Paul E. and Lorella Fox by official record 9 page 1050;

Thence, with the line between said 26.92 acre tract and said 3.657 acre tract the following two courses:

1) South 40 deg. 31 min. 09 sec. west passing a 3/4 inch iron pin found at 30.07 feet, a total distance of 380.00 feet, to a 3/4 inch iron pipe found.

2) north 46 deg. 54 min. 25 sec. west a distance of 265.61 feet, to an iron pin and cap set.

Thence, across said 3.657 acre tract north 40 deg. 31 min. 09 sec. east with a new line passing an iron pin and cap set a 341.74 feet, a total distance of 370.30 feet to a magnetic nail set in the centerline of State Route 56;

Thence, with said centerline south 49 deg. 00 min. 00 sec. east a distance of 265.35 feet returning to the point of beginning containing 2.2852 acres more or less of which 0.2639 acres is in V.M.S. 1020 and 2.0213 acres is in V.M.S. 5423.

Bearings are based on the centerline of State Route 56 (South 49 deg. 00 min. east) as described in deed book 280 page 79.

This deed is subject to an with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any;

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed September 22, 1998 by James R. Cottrill registration #6858.

Subject to all legal highways.

The following described 1.3706 acre tract is situated in the State of Ohio, Madison County, Oak Run Township, V.M.S. 1020 and 5423, and being part of a 3.657 acre tract conveyed to Chester L. and Lovella Thompson by deed book 280 page 79 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of State Route 56 (60 foot right-of-way) said railroad spike being at the eastern most corner of a 0.459 acre tract conveyed to Kenneth and Mary Littleton by deed book 268 page 762 and being the northern most corner of said 3.657 acre tract;

Thence, with the centerline of State Route 56 south 49 deg. 00 min. 00 sec. east a distance of 117.37 feet to a magnetic nail set in said centerline;

Thence, across said 3.657 acre tract south 40 deg. 31 min. 09 sec. west passing an iron pin and cap set at 28.56 feet, a total distance of 370.30 feet to an iron pin and cap set in the northeast line of 26.92 acre tract conveyed to Paul E. and Loretta Fox by Official Record 9 page 1050;

Thence, with said northeast line north 46 deg. 54 min. 25 sec. west a distance of 217.71 feet to a 3/4 inch iron pipe found in the southeast line of 16.6095 acre tract James C. and Virginia Conley by deed book 230 page 393;

Thence, with said southwest line north 40 deg. 33 min. 13 sec. east a distance of 162.88 feet to a 1/4 inch iron pipe found at the western most corner of said Littleton's 0.459 acre tract;

Thence, with said 0.459 acre tract the following two courses;

1) South 48 deg. 56 min. 56 sec. east a distance of 99.88 feet, to a 3/4 inch iron pipe found

2) North 40 deg. 33 min. 47 sec. east passing a 3/4 inch T bar and cap found at 169.92 feet, a total distance of 199.56 feet, returning to the point of beginning containing 1.3706 acres, of which 0.2852 acres is V.M.S. 1020 and 1.0854 acres is in V.M.S. 5423;

The here-in-above described 1.3706 acre is to become part of and contingent to said Littleton's 0.459 acre tract;

Bearings are based on the centerline of State Route 56 (South 49 deg. 00 min. east) as described in deed book 280 page 79.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record; of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858."

This description is based on a field survey performed September 22, 1998 by James R. Cottrill registration #6858.